

**REQUEST FOR QUALIFICATIONS**  
**FOR THE**  
**DEVELOPMENT OF COMMERCIAL SITES**  
**AT**  
**75TH STREET & HARLEM AVENUE**  
**BRIDGEVIEW, ILLINOIS 60455**  
**STEVEN M. LANDEK**  
**MAYOR**

# Village of Bridgeview – Request for Qualifications

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## **GENERAL INVITATION**

### **Request for Qualifications (RFQ)**

The Village of Bridgeview (“Village”) invites submission of proposals for the development of commercial and retail sites on the southeast corner of 75th Street and Harlem Avenue, located within the Village of Bridgeview, Illinois. (See Figure 1).

This RFQ calls for development of the following site:

- **Commercial/Retail Development:** 5.89 acres or 256,567 square feet.

The commercial development opportunity site is located on the east side of Harlem Avenue on 75<sup>th</sup> Street. The RFQ site contains two parcels of property which will be sold together totaling 256,567 square feet (See Figure 1). Areas 1 and 2 are located immediately southeast of 75th Street and Harlem Avenue. Area 1 contains 52,012 square feet (1.19 acres) and is owned by the Village of Bridgeview, it currently contains vacant land. Area 2 contains 204,555 square feet (4.7 acres) and is also owned by the Village of Bridgeview and is presently vacant land.

The Village invites submission of proposals for qualifications for the development of these parcels using a land purchase approach. Submitters are not bound by any specific concept and submittals may be configured as required pursuant to the RFQ responders’ commercial/retail program and development needs.

### **Village of Bridgeview**

The Village of Bridgeview is a well-balanced community that was incorporated in 1947. It is interesting and diverse, offering a blend of residential, commercial, and industrial development. The Village has a population of 16,446 with a median age of 36.2 years.

The general boundaries of the Village include 65<sup>th</sup> Street on the north and 103<sup>rd</sup> Street on the south. It encompasses 3.6 square miles, and is 16 miles southeast of Downtown Chicago, four miles from Midway Airport and 17 miles from O’Hare Airport.

- Several arterial streets, including Harlem Avenue and 75<sup>th</sup> Street
- Interstate 55/Stevenson Expressway, with an interchange two miles north of 79<sup>th</sup> Street
- Interstate 294/Tri-State Tollway, with interchanges at 95<sup>th</sup> Street and Archer Avenue
- Interstate 90-94/Dan Ryan Expressway, eight miles east of Harlem

The Village is served by the PACE bus system with routes to area shopping centers, schools, 5<sup>th</sup> District Courthouse, Worth Metra Station and CTA Orange Line at Midway Airport.

The Village has an active park district and approximately 70 acres of recreation/park land. Its area library has expanded to approximately 38,000 square feet.

Several elementary and high school districts serve the greater Bridgeview area. The combined high school graduation rate is 81.8%.

The area's activity generators and retail corridors, along with its excellent roadway system make the Village an attractive shopping and entertainment destination.

#### **Activity Generators at or near 75th Street & Harlem Avenue RFQ Site**

- **Toyota Park Stadium:** 20,000 seats/sports and 28,000 seats/concerts (6,000 parking spaces)
- **Annual Stadium Events:** 20 Chicago Fire games and 5 concerts
- **75th Street & Harlem Avenue Average Daily Traffic Count:** 46,150 vehicles per day
- **Midway Airport Terminal to RFQ Site:** 4.5 Miles approximately
- **Village Population:** 16,446
- **Area Population:** 115,457 approximately (within 3 mile radius)
- **Bridgeview Businesses:** 626 approximately
- **Bridgeview Businesses Jobs:** 12,400 approximately

#### **RFQ Approach**

The Village with this RFQ is seeking a developer who will purchase and develop the RFQ sites depicted on Figure 1, using an approach which will provide commercial and retail development.

The RFQ sites are located within the proposed 79th Street & Harlem Avenue Redevelopment Tax Increment Financing District (See Exhibit B: TIF District Map).

A non-refundable \$5,000 Non-Refundable Deposit will only be required from the respondent selected as the successful respondent to this RFQ. Such deposit shall be included in any purchase price proration upon the successful closing of the transaction with the successful respondent.

Copies of the RFQ are available beginning Thursday, July 26, 2012 and can be picked up at the Village Municipal Building, located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455, during the following hours; Monday, Tuesday, Thursday and Friday 9:00 am to 5:00pm, Wednesday 9:00 am to 8:00 pm and Saturday 9:00 am to 1:00 pm. The RFQ will also be available online at <http://www.bridgeview-il.gov/>. The RFQ will be available to be downloaded and printed from the site.

Each respondent must submit eight (8) copies of the proposal with a signed cover letter. Each copy must be submitted to **Mike Porfirio at the Village of Bridgeview Municipal Building, located at 7500 S. Oketo Avenue, Bridgeview, Illinois, 60455** no later than 4:00 PM, Friday August 31, 2012. Of the eight (8) copies submitted, one should be marked ORIGINAL and left unbounded, containing original signatures. If possible, supply an additional electronic version.

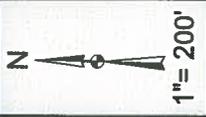
All submittals will be evaluated based on the evaluation and submission requirements outlined in this RFQ. Among the criteria to be considered will be the quality of the conceptual planning and design, the appropriateness of the proposed use, the respondents' experience in commercial development, and the financial capacity of the respondent to complete the project in a timely manner.

### **Late Proposals**

Respondents will be responsible for submittal delivery on or before the due date and time. Late submittals will not be accepted and will be returned unopened. Failure to comply with the instructions of this RFQ may be cause for rejection of the submittals as it may be deemed non responsive.

### **Key Dates**

RFQ Issued	July 25, 2012
Pre-submittal Conference	August 21, 2012
RFQ Due Date	August 31, 2012



75TH ST

W 75th St

S Harlem Ave



S Harlem Ave



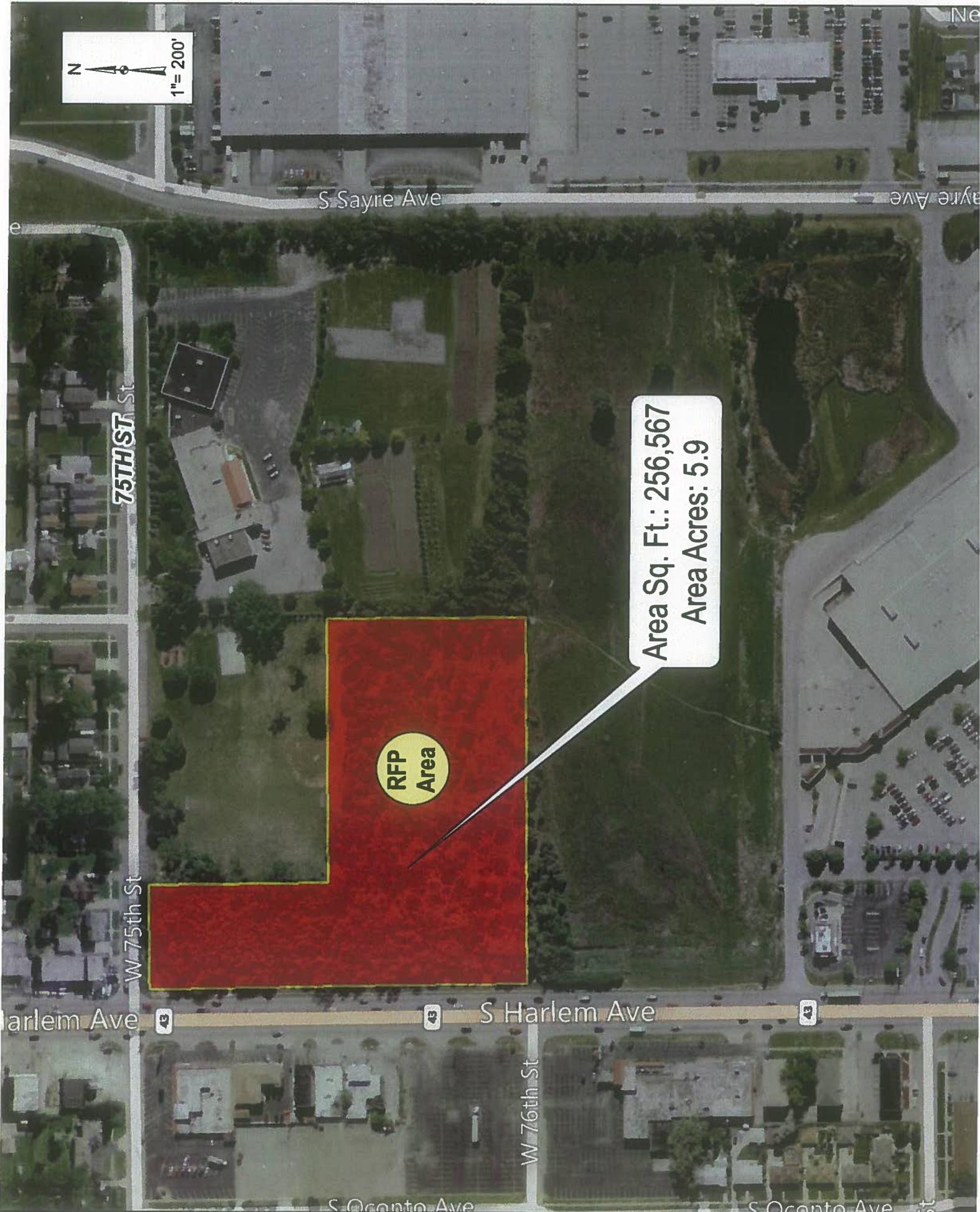
W 76th St

S Oconto Ave

S Oconto Ave

RFP Area

Area Sq. Ft.: 256,567  
Area Acres: 5.9



## **I. Introduction**

The Village is inviting submissions of proposals for the site described in detail in this Request For Qualifications (RFQ). This RFQ provides information about the site and immediate broader community. It provides as much information as is known about future public and private projects within the Village. It describes the development and design guidelines as proposed for the project. It provides evaluation criteria and describes the process by which a proposal is evaluated. It also describes the format of the submittal and everything that is required to be included in the submittal. Finally, it provides dates and pertinent information for RFQ issuance, the pre-submittal conference, and the date and time the proposal is due.

## **II. The Site**

### **Municipality**

The RFQ site is located in the Village of Bridgeview, Illinois. The Village Municipal Office is located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455. The contact for this project is Mike Porfirio at 708-594-2525 X8516 or mporfirio@villageofbridgeview.com.

### **Location**

The RFQ site is located north of the northeast intersection of 76<sup>th</sup> Street and Harlem Avenue and is bounded by 75<sup>th</sup> Street on the north, Harlem Avenue on the west and Sayre Avenue on the east side.

The RFQ site is located within the proposed 79th Street & Harlem Avenue Redevelopment Tax Increment Financing District (see Exhibit B).

### **Acreage**

The RFQ site consists of two parcels, totaling 5.89 acres or 256,567 square feet. Area 1 is approximately 1.19 acres or 52,012 square feet, Area 2 is 4.7 acres or 204,555 square feet. The RFQ Site is available for retail and commercial development (See Figure 1).

### **Ownership**

The RFQ site is owned by the Village of Bridgeview

### **Land Uses for the Site**

The uses for the development of these sites are Commercial/Retail. Commercial uses could include retail shops and restaurants.

## **Parking**

The Village requires parking to be pursuant to the Village Municipal code and is depended on development to occur.

## **III. Goals for Development**

The overall goal for the Request for Qualifications Area (as described in Figure #1) is to redevelop the entire Redevelopment Project Area on a comprehensive and planned basis in order to ensure that new mixed use development occurs:

### **Project Goals**

- On a coordinated rather than piecemeal basis, ensure that the land-use and vehicular and pedestrian access/circulation are functionally integrated and meet modern principles of a commercial/retail center;
- Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.
- In a manner that strengthens the economies of the Village.
- Using sound economic development practices in the RFQ Area, thereby creating employment opportunities commensurate with the capacity of the area.
- To create an environment within the RFQ Area that will contribute to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to the Area.
- In a manner that encourages coordinated development of parcels and structures in order to achieve attractive and efficient building design, unified parking and appropriate access to nearby arterial streets.
- To ensure safe and functional circulation pattern and adequate ingress and egress to the RFQ Area.
- To encourage high standards of building and streetscape design to foster the high quality appearance of buildings, rights-of-way and open spaces.
- To ensure that necessary security, screening, and buffering devices are attractively designed and are compatible with the overall design of the RFQ Area.

### **Mixed Development Goals**

Provide new buildings within the Area that provides local residents with: needed employment opportunities; environmental remediation of existing property; necessary utilities, increased

property tax and sales tax receipts; a balanced tax base for the community as a whole and the removal of blighting conditions.

### **Tax Base and Economic Development Goals**

Strengthen real property values and promote a sound economic base for the Village to meet existing and future governmental costs. In attempting to meet this goal it will also be necessary to:

- Promote appropriate new development and redevelopment that enhances the economic base of the Village.
- Seek mixed use commercial development that complements the needs of adjacent uses and contributes significant sales taxes.
- Provide needed incentives to encourage a broad range of improvements for new development.
- Plan for the RFQ Area to develop to its highest and best use through provision of needed municipal services and incentives.

### **Land Use Goal**

Strengthen the RFQ Area with development of a commercial/retail project which serves the Village and surrounding municipalities.

### **Image and Identity Goal**

Foster a positive image of the RFQ Area through cooperation with the Village. In attempting to meet this goal, it will also be necessary to:

- Create a high profile identity for the RFQ Area.
- Encourage a coordinated system of landscaping and screening.
- Work to ensure that the RFQ Area improvements include adequate pedestrian amenities, improved vehicular access, decorative street lighting, and appropriate landscaping.

## **IV. Guidelines for Design and Development**

Although overall goals and redevelopment objectives are important in the process of redeveloping the RFQ Area, the inclusion of design guidelines are necessary to ensure that redevelopment activities result in an attractive and functional environment. The following design guidelines give a general but directed approach to the development of specific projects within the Area.

Listed below are development and design policies of this Area which will assist the Village in directing and coordinating public improvements and activities with private investment in order to achieve the goals and objectives stated in the Redevelopment Plan.

- Provide adequate buffers where appropriate between different land uses to minimize potential incompatibility.
- To the extent practicable, integrate new development functionally and aesthetics with that of adjacent development.
- Ensure safe and functional circulation patterns for pedestrians and vehicles.
- Ensure improvements of public ways that encourage usage of commercial and institutional establishments.
- Wherever possible, coordinate public improvements.
- Create a high profile image along the main arterial streets by encouraging visually distinctive development.
- Ensure that proposed project individual components complement one another in terms of size, scale, intensity and appearance, and are functionally and aesthetically integrated.
- Encourage high-quality site and building design and construction.
- Ensure that all parking areas are paved, striped, lighted, well-maintained, and properly drained to minimize impact on adjacent properties.

## **V. General Land Use Plan**

The land uses for the RFQ Area reflect the goals and guidelines previously identified. The major land use category for the site is commercial/retail. The land use plan is expected to guide future land use improvements and development for the RFQ Area. The land use plan is key to a comprehensive and cohesive development as a successful commercial development that anticipates future needs. The land uses are as follows:

### **Commercial**

The proposed land use allows for Commercial and/or Retail development.

### **Preferred Uses**

High quality design and balanced retail use that reflect a coordinated vision for the Village's future.

### **Non-Permitted Uses**

The Village reserves the right to deem uses as non-permitted in its sole discretion.

## **VI. Evaluation Process**

Proposals will be evaluated by an evaluation committee using the criteria described in this RFQ. The committee will recommend to the Mayor of the Village a short list of respondents. At the Mayor's discretion short list respondents may be invited to make oral presentations before a final selection is made. The proposal selected may be amended or negotiated and will be the one deemed to be in the Village's best interest. Final approval is subject to the affirmative vote of the Village Board.

### **Evaluation Criteria**

- Adherence to project goals, design and development guidelines and the general land use plan.
- Professional and technical competence of the development team and any applicable management team, to implement the proposed project as evidenced by 1) professional qualifications and specialized experience of the development team and management team if applicable and 2) current and past performance of the development team if applicable on similar projects.
- Respondents financial qualifications including 1) proven ability to obtain financing for similar projects, 2) the amount of equity the respondent includes in the proposal, 3) inclusion of letters of interest from financial institutions and 4) the financial soundness of the respondents firm.
- Inclusion of letters of interest from prospective tenants that demonstrate the ability of the respondent to generate interest in the proposed project.
- Public benefits to the Village and to the community including job creation.
- Offer amount.
- Economic and market feasibility of the proposed project including rent levels, funding sources, construction costs, etc.
- Level (amounts) of Village assistance, if any, requested and the reasonableness, completeness and clarity of the justification of the assistance, which can include land write down and TIF assistance, if required.
- Compliance with applicable laws, ordinances and statutes referenced here and in other sections of this RFQ, including without limitation: the State of Illinois Anti-Collusion Statute (Illinois Criminal Code); The State Tax Delinquencies Statute (65 ILCS 5/11-42); The Civil Rights Act of 1964, 42 U.S.C. sec 2000 et seq. (1988) as amended; The Civil

Rights Act of 1991, P.L. 102-166; Age Discrimination Act, 42 U.S.C. sec, 6101-6106 (1988), Rehabilitation Act of 1973, 29 U.S.C. sec 793-794 (1988); Americans with Disabilities Act, 42 U.S.C. sec. 12101 et seq., and 41 CFR Part 60 et seq., (1990); the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, 36 CFR 1191 et seq. (1993); the Architectural Barriers Act 42 U.S.C. 4151 et seq. (1993); the Uniform Federal Accessibility Standards 36, CFR 1190 et seq.; the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq., (1992); and the Illinois Accessibility Code, 71 Admin. Code, Ch. L, Sec 400.100 et seq., (1992), Fair Housing Amendment Act, 42 U.S.C. 3601 Note Sec. 800; Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., (1992), as amended; the Uniform Federal Accessibility Standards, the Fair Housing Act (42 USC 3601 et seq.), Section 504 of the Rehabilitation Act and implementing regulations 24 CFR Part 8 (“Nondiscrimination Based on Handicap”); the Davis Bacon Act (40U.S.C. 276a et seq.); and all other applicable equal opportunity and labor requirements.

### **Village of Bridgeview Rights**

The Village reserves the right to request clarification of information submitted in response to this RFQ, and/ or additional information from any respondent during the evaluation process. The Village reserves the right to accept any proposal and/ or any parts thereof and/ or reject any or all proposals. The Village reserves the right, at any time and in its sole and absolute discretion, to reject any or all proposals, to withdraw this RFQ without notice, to use the proposals as a basis for negotiation with one or more respondents and/ or parties other than those responding to this RFQ and/ or terms other than those set forth herein. The Village reserves the right to disregard any informality in the proposal, when in the opinion of the Village, the best interest of the Village will be served thereby. The Village reserves the right to accept or reject any other financial documentation in lieu of that requested in this RFQ. The Village reserves all rights with regard to this solicitation.

**THE VILLAGE OF BRIDGEVIEW MAY REJECT ANY AND ALL OF THE PROPOSALS AND MAY WAIVE ANY AND ALL INFORMALITIES.**

The Village reserves the right to terminate this Request for Qualifications at any stage if the Village determines such termination is in its best interest. In no event shall the Village be liable to respondents for any cost or damages incurred by respondents or any interested parties in connection with the procurement process, including but not limited to any and all cost of preparing the proposal and participation in any conferences, oral presentations or negotiations.

### **Potential Disqualifications**

- Late submittals will not be accepted. Any submittal received after the designated due date and time will be returned unopened. When submittals are delivered by mail or by messenger to the Village, the respondent shall be responsible for its delivery before the due date and time. If requested a receipt will be given for each submittal to the Village.

- All materials submitted become the property of the Village. Any requirement of the respondent prohibiting publication of the materials submitted in the proposal, other than those marked confidential may disqualify the respondent from consideration.
- Any material misrepresentations made by the respondent will void the submittal and eliminate the respondent from further consideration.
- Failure to comply with the instructions of this RFQ may be cause for the rejection of the submittal as it may be considered non-responsive to the RFQ.

### **Offer Amount and Good Faith Deposit**

The minimum bid price for these sites will be the market rate. A Good Faith Deposit of \$5,000 in the form of a certified check or cashiers check, made payable to the Village, will be required from respondent selected as the successful respondent to this RFQ, for each site that is submitted.

### **Format**

Proposals shall be prepared on standard 8 and 1/2" x 11" letter size paper. Drawings included with the proposal should be no larger than 11" x 17". The proposal contents must be organized into separate sections according to the Proposal Contents section below. The proposal sections must be clearly identified and separated with tabs.

### **Proposal Contents**

Each proposal must include the items listed below in the order they are listed. Portions of the proposal containing proprietary information may be designated as confidential information. Any confidential information must be clearly marked as CONFIDENTIAL.

- Title Page: A page with a title and the name of the lead firm(s) submitting the proposal should be evident. The title should read: "Response to the 75<sup>th</sup> Street and Harlem Avenue RFQ". It should be located on the top half of the page. The lead firm name(s) should be located on the bottom half of the page.
- Table of Contents: A table of contents with page numbers identifying, at a minimum, all sections below.
- Cover Letter: A cover letter, not to exceed two pages in length, signed by a authorized representative of the respondent that describes the project, potential tenants (including letters of intent), the development team's experience on similar projects, the offer amount and any Village assistance requested.
- Project Narrative: A detailed narrative description of the project, including but not limited to the following:

- 1) Proposed uses by floor, the number of stories, total square footage uses by floor.
- 2) Open space and public amenities.
- 3) Letters of intent from potential tenants who have expressed interest in locating into the development for commercial/ retail use, if available.
- 4) Project timeline from start of construction through occupancy.
- 5) The number of construction jobs generated as well as the number of new full time and part time jobs that will be created.
- 6) The public benefit to the residents of the Village and neighboring communities that will be derived from this proposal, include sales tax and property tax at stabilized year.
- 7) The incentives, in any, requested from the Village.

• **Plans and Drawings:** Respondents are cautioned not to prepare construction drawings at this time. If and when a proposal is selected as the successful response to this RFQ, the respondent will be requested to meet with Village officials to discuss the preparation of subsequent construction documents. However, the following documents must be submitted in the proposal:

- 1) A site plan including parking that illustrates the number of parking spaces and delineation of parking spaces throughout the development for either surface parking or a parking structure as well as the ingress and egress of vehicular traffic; schematic drawings/ renderings; elevations of all sides of the structure(s); landscape plan; and floor plan indicating entrances, exits and loading. All plans or drawings should be no larger than 11" x 17" and in color.
- 2) A narrative description of each of the above mentioned plans and drawings, including building(s) height, proposed zoning and FAR, the design features of the building(s) and the building materials.

• **Development Team Qualifications:** A development team consists of the developer, architect, attorney, leasing agent (if applicable), and general contractor (if known). Provide a narrative of the development team including but not limited to the following:

- 1) Descriptions of the members (firms and individuals) of the development team, identification of the individuals from each firm that will have project responsibility, their years of experience, their experience on similar projects and their pertinent qualifications. Include current resumes for the team members of each firm that will have project responsibility.
- 2) Description of the respondent's ability to obtain both construction and permanent financing.

• **Project Ownership Structure:** A description of the ownership structure (i.e. corporation, LLC, LP, etc.) of the proposed project, including all entities and individuals, and the responsibilities and percentages of ownership of the parties comprising each entity. Include an ownership structure chart that illustrates the description of the ownership structure.

• **Financial Information:** Respondents must submit all documents listed below. Proposals that do not include the items listed below cannot be adequately compared to the other proposals and cannot be fully evaluated for their responsiveness to the RFQ. Provide the following financial documents:

- 1) Sources and Use of Funds Statement - Include equity, loans with terms and interest rates, grants and any Village assistance requested, including any write down value of land, if applicable. Identify financial institutions that have shown an interest in providing a loan toward this project along with letters of interest from these institutions.
- 2) Ten Year Pro Forma with Debt Service/Cash Flow - Incorporate the development and construction schedule through stabilized occupancy and all underlying assumptions, especially on income items such as rental rates, absorption and vacancy rates. Include cash on cash return on investment (also known as return on equity) using the cash flow amount from the pro forma.
- 3) Offer Amount/ Good Faith Deposit – The offer amount and a narrative of the justification for the offer amount must be included. A Good Faith Deposit will only be required from the respondent selected as the successful respondent to this RFQ within five (5) business days after receiving notification of being selected successful respondent. The Good Faith Deposit will be \$5,000. Failure to provide a Good Faith deposit may cause the Village to reject the respondent and select a different respondent to this RFQ. Acceptable form of deposit is a cashier's check or certified check. Checks should be made payable to the Village of Bridgeview. The Good Faith Deposit will be applied toward the costs related to the purchase of the RFQ site at the closing of the redevelopment agreement.

A. Village of Bridgeview Assistance - The level of Village assistance that is being requested, along with the rationale for the requested assistance. If TIF assistance is requested include the justification explaining why the proposed project warrants TIF assistance.

B. Tax Revenues - Estimate of the direct increase in all tax revenues including sales tax, property tax, tax increment from property tax, amusement tax, parking tax, etc.

C. Financial Statements - A complete set of current audited financial statements or tax returns for each entity that will have ownership in this project.

• Prevailing Wage Rate: Construction work must be paid the prevailing wage rate as ascertained by the Department of Labor.

• Legal Actions: A brief description listing all legal actions for the past three (3) years in which any member of the development team has been:

- 1) Debtor in bankruptcy.
- 2) Defendant in a lawsuit for deficient performance under a contract.
- 3) Defendant in an administrative action for deficient performance on a project.
- 4) Defendant in any criminal action.

• Additional Information: Short listed respondents will be required to submit additional information that may include but is not limited to:

1) Anti- Lobbying Certificate

- Special Considerations: This section is for the respondent to describe any special situations, conditions and/ or circumstances that would be relevant to the proposed project, but has not been included in the proposal so far because it did not fall under any category above under the Proposed Contents section of this RFQ.

**VII. Schedule and Key Dates**

Copies of the RFQ are available from Thursday July 26, 2012 to Monday, August 20, 2012 and can be picked up at the Village of Bridgeview Municipal Building located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455 during the following hours; Monday, Tuesday, Thursday and Friday 9:00 am to 5:00 pm, Wednesday 9:00 am to 8:00 pm and Saturday 9:00 am to 1:00 pm. Further, the RFQ is available online at <http://www.bridgeview-il.gov/>. The RFQ will be available to be downloaded and printed from the website.

A pre-submittal conference will be held on Tuesday, August 21, 2012 at 10:00 AM Central Time at the Village of Bridgeview Municipal Office Building located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455. Attendance is mandatory.

The due date for all submissions will be on Friday, August 31, 2012 at 4:00 PM central time. Eight (8) copies of the proposal must be signed and submitted to the attention of:

**Mike Porfirio  
Village of Bridgeview  
Municipal Office Building  
7500 S. Oketo Avenue  
Bridgeview, Illinois 60455**

One of the eight copies submitted one should be marked ORIGINAL and left unbounded containing original signatures.

**CAUTION: LATE PROPOSALS-** Respondents will be responsible for proposal delivery on, or before the due date and time. Late proposals will not be accepted and will be returned unopened. Failure to comply with the instructions of this RFQ may be cause for rejection of the proposal as it may be deemed a non-responsive proposal.

## **Appendix**

Exhibit A – Economic and Demographics Information

Exhibit B – 79th Street & Harlem Tax Increment Financing District Map

Exhibit C – Existing Businesses within the RFQ Area

## **Exhibit A - Economic And Demographic Information**

### **Economic and Demographic Information Village of Bridgeview**

The Village of Bridgeview has a healthy local economic base, which is an essential element of a livable and viable community. Bridgeview also has a compelling interest in pursuing economic development that fits well with the addition of the Bridgeview (Chicago Fire Soccer) Stadium complex (Toyota Park) and the redevelopment of the Bridgeview Court (79th Street and Harlem Avenue) shopping center. Bridgeview's location is 16 miles southwest of Chicago's downtown area and benefits from excellent transportation access as it is located two miles south of I-55 (Stevenson Expressway) and I-294 (Tri-State Tollway) located at 95th Street to the south. The following information regarding the Village of Bridgeview includes the key components that make our Village as economic viability as it is and will make your firm proposal successful as well: our access and transportation, tourism, demographic trends, major businesses, and employment trends.

#### **Overview**

Bridgeview is located primarily along Harlem Avenue (Illinois Route 43) just south of 65<sup>th</sup> Street and north of 103<sup>rd</sup> Street. Bounded on the west by the communities of Justice and Hickory Hills and on the east by Bedford Park, Burbank, and Oak Lawn, Bridgeview comprises 3.6 square miles. Bridgeview is generally rectangular in shape, long and narrow; however, Bridgeview's boundaries are not straight. They are jagged in many areas, including or excluding single parcels. The B. & O. C. rail line runs parallel and is approximately a mile west of Harlem Avenue. Harlem Avenue and Bridgeview act as a link between the City of Chicago to the north and the far south suburban communities to the south. It is sixteen miles southwest of Chicago's downtown area, four miles from Chicago's Midway Airport, and seventeen miles from Chicago's O'Hare International Airport.

Bridgeview is known as the "well-balanced community" and was incorporated in 1947. It offers a mix of residential, commercial, and industrial development. Unlike other communities, Bridgeview has various economic engines, which include Toyota Park, the Harlem Avenue Commercial Corridor, multiple industrial corridors, and rapidly growing residential areas. Notwithstanding the areas diversified community and successful businesses, the area lacks a unified presence.

#### **Access and Transportation**

Bridgeview has excellent community and regional transportation access. It is less than one mile from City of Chicago's limits, and it is within close proximity to several interstate highways and expressways. Bridgeview is located two miles south of I-55 (Stevenson Expressway), which connects with Harlem Avenue, and less than half a mile north of I-294 (Tri-State Tollway), connected with 95<sup>th</sup> Street (oriented in an east-west direction). Additionally, 79<sup>th</sup> Street (oriented in an east-west direction) provides connections to I-294 (Tri-State Tollway) at State

Route 171 (Archer Avenue), approximately one mile west of Harlem Avenue, and I-90/I-94 (Dan Ryan Expressway) approximately eight miles east of Harlem Avenue.

Harlem Avenue is an arterial street with four lanes, and it is a significant arterial route for the Chicago metropolitan area. Traffic signals along Harlem Avenue currently exist at 79<sup>th</sup> Street, 75<sup>th</sup> Street, 77<sup>th</sup> Street, 79<sup>th</sup> Street, 83<sup>rd</sup> Street, 87<sup>th</sup> Street and Place, 91<sup>st</sup> Street, and 93<sup>rd</sup> Street. An overpass is located at 95<sup>th</sup> Street and 103<sup>rd</sup> Street. Bridgeview community is linked together over the B. & O. C. T. rail line by 79<sup>th</sup> Street, 87<sup>th</sup> Street, 95<sup>th</sup> Street, and 103<sup>rd</sup> Street.

### **Traffic Counts**

Harlem Avenue is a heavily traveled arterial street. Traffic counts provided by the Illinois Department of Transportation indicate that the area around Harlem Avenue and 79<sup>th</sup> Street accommodates between 42,700 and 49,600 vehicles daily. The same area accommodates between 5,200 and 7,800 trucks daily. The area surrounding 79<sup>th</sup> street and Harlem Avenue accommodates between 35,000 and 42,700 vehicles daily with approximately 5,200 trucks.

### **Airports**

Bridgeview has convenient access to Chicago's two airports. Chicago's Midway Airport, which generates \$7 billion in economic activity and serves 17 million people, is located just four miles east of Bridgeview (10 minutes) and is easily accessed by arterial streets. O'Hare International Airport, with 190,000 passengers daily, is located approximately 17 miles north (30 minutes) and can be easily accessed by I-294.

### **Rail Service**

Rail service is provided to the Bridgeview community by METRA with stops at Oak Lawn, Chicago Ridge, Worth, and Palos Heights.

### **Bus Service**

PACE Bus System serves Bridgeview with several routes, including the following:

- Route 379-West 79<sup>th</sup> Street: East-west cross town route serving mixed commercial/residential area on 79<sup>th</sup> Street, Midway Airport, Ford City Shopping Center, various schools, and Moraine Valley College. It connects with other PACE Southwest routes at the Midway Airport Orange Line.
- Route 381-95<sup>th</sup> Street: Major trunk of PACE System, connecting with CTA Rapid Transit. It provides service along east-west commercial artery of 95<sup>th</sup> Street. It serves Evergreen Shopping Plaza, Chicago Ridge Mall, Moraine Valley College, and Little Company of Mary Hospital.
- Route 386-South Harlem Avenue: It provides service from the Midway CTA

Orange Line Station along commercial artery of Harlem Avenue to 127<sup>th</sup> Street. It operates to Orland Square Shopping Center, the Fifth Municipal District Courthouse, Worth Metra Station, and Playfield Plaza.

- Route 390-Midway CTA-United Parcel Service: It provides service from Midway CTA Orange Line station to UPS Hodgkins facility including 79<sup>th</sup> Street. It also serves Daley College and the Illinois Employment and Training Center.
- Route 385-87<sup>th</sup> /111<sup>th</sup> /127<sup>th</sup>: It provides service from Midway CTA Orange Line station to 87<sup>th</sup> /111<sup>th</sup> / 127<sup>th</sup> streets, Moraine Valley College, Ford City Shopping Center, and Worth Metra Rail Station.

### **Service and Retail Sector**

Bridgeview's business sector, which includes retail stores, banking/financial services, a variety of services and offices, is located primarily along Harlem Avenue between 79<sup>th</sup> Street and 103<sup>rd</sup> Street. Retail businesses vary in size from small sized storefronts to big box stores. They include, but are not limited to Wal-Mart, Walgreen's Pharmacy, Kmart, and Menards. Other businesses include Allstate Insurance, Bridgeview Bank & Trust Co., and Hawk Chevrolet. Bridgeview has a number of independent businesses and restaurants located throughout the community

### **Manufacturing and Industrial Sector**

The manufacturing and industrial uses are concentrated in four sections within Bridgeview. The first two sections of industrial use are located along the east and west sides of the B. & O.C.T rail line. The third concentration of industrial use is in the Moore Industrial Park, which is accessible from Harlem Avenue. The fourth section is located south of the Tri State Tollway between Harlem Avenue and 76<sup>th</sup> Avenue. Each of these areas represents a significant number of businesses that range in size from small companies employing a few individuals to large-scale companies employing thousands.

### **Tourism**

Bridgeview has a number of characteristics that make it an attractive place to live and visit. With the addition of the Bridgeview (Toyota Park) Stadium Complex, Bridgeview has become a destination for many people who have never been to the area. Toyota Park is the home of the Chicago Fire, a professional outdoor soccer team. The complex includes a 20,000-seat sports and entertainment stadium. The stadium is a multi-purpose facility, serving as a major concert venue and one of only six major soccer-specific stadiums in the United States.

The stadium attracts hundreds of thousands of people for various events including concerts by Major artists, and other events. The increase in visitors and tourism to Bridgeview creates a new demand for additional commercial/retail services.

## Employment Trends

There are more than 626 businesses within Bridgeview according 2002 U.S. Census data. These businesses create approximately 12,400 jobs. Major employers in the community which represent a large number of these local jobs are Prairie Material Sales with 115 employees; Chicago Finished Metals with 125 employees; Chicago Metallic with 40 employees; Golden Grain with 312 employees; Signode with 150 employees; Fisher Printing with 165 employees; Triumph Industries with 46 employees; Carry Transit with 130 employees; and Hydrosol Inc. with 199 employees. Other employers in Bridgeview include, but are not limited to PACE Suburban Bus Company, and Northwestern Business College.

## Demographics

**Table 1 - Village of Bridgeview Population by Race**

<b>Race</b>	<b>Percent (%)</b>
White	76.5
African American	2.7
Native American	0.1
Asian American	3.0
Hispanic or Latino	15.7
Pacific Islander	0
Other Races	0.1
Two or More Races	1.9

Based on the 2010 U.S. Census Bureau and Village of Bridgeview, Bridgeview has a population of 16,446. This population includes 5,700 households out of which 31.9% have children under the age of 18 years living with them.

**Table 2 – Village of Bridgeview Population by Age**

<b>Age</b>	<b>Percent (%)</b>
Under 19 years old	27.6
20-24 years old	6.7
25 to 44 years	26.7
45 to 64 years	26.2
65 years and older	12.7

The median resident age is 36.2 years.

**Table 3 – Village of Bridgeview Population by Nationality  
Nationality Percent (%)**

<b>Nationality</b>	<b>Percent (%)</b>
Polish	25.7
Irish	18.1
German	13.9
Italian	7.5
Arab	11.7
Czech	2.2

22.8% are foreign born with 46.2% from Europe, 27.2% from Asia and 20.2% from Latin America.

**Table 4 – Village of Bridgeview Population by Education  
Education Percent (%)**

<b>Education</b>	<b>Percent (%)</b>
High School or higher	78.9
Bachelor's Degree or higher	13.5
Graduate or Professional Degree	4.2

**Table 5 – Village of Bridgeview Median Household Income by Radius  
Median Household**

<b>Median Household Income (\$)</b>	<b>Percent (%)</b>
0-24,999	26.4
25,000-49,999	26.5
50,000-74,999	20.3
75,000-99,999	12.9
100,000 or higher	13.9

The median household income for a household is \$44,877 and the median income for a family is \$59,449. The per capita income was \$22,010.

**Table 6 – Village of Bridgeview Number of People in Owned Versus Housing Units  
Number of Person(s) Percent (%)**

<b>Household Units</b>	<b>Percent (%)</b>
Owner Occupied	76.1
Renter Occupied	23.9

Village Census figures indicate that 76.1% of the 6067 occupied housing units are owner occupied.

Village census figures indicate that 23.9% of the 6067 occupied housing units are renter occupied.

**Table 7 - Village of Bridgeview Mean Pricing for Housing Units**

The median household value is \$197,900. The median household mortgage is \$1671. The median monthly rent is \$822.

**Table 8 – Village of Bridgeview Residents Marital Status  
Marital Status Percent (%)**

<b>Marital Status</b>	<b>Males, Percentage (%)</b>	<b>Females, Percentage (%)</b>
Never Married	38.8	29.1
Currently Married	46.8	46.2
Separated	2.6	3.6
Widowed	1.7	12.1
Divorced	10.1	9.0

### **Other Community Assets**

#### **Schools**

School District #109, #111, #117, #104 and High School Districts #217, #220, #229, and #230 serve the residents of the Village. The high school graduation rate is 78.9%. Moraine Valley Community College, serving the Village, is located approximately four miles away in neighboring Palos Hills. A concerted effort is taking place to make improvement for schools to work at their highest level. Many local businesses have taken an interest in the schools and as a result, these schools have access to the latest technology. Additionally, Northwestern Business College recently opened a location in the Village at 7725 S. Harlem Avenue near 77<sup>th</sup> Street.

## **Library**

The Village Public Library, located at 7840 West 79<sup>th</sup> Street, has expanded by adding 19,000 square feet to the existing facility, doubling the amount of square footage to 38,000 square feet. The expansion allow residents to utilize a large and enclosed children's area, additional computing space, and expand the meeting room with a kitchen for community use. The library serves as a learning center and educational center for all residents of the community. The Village Library includes 84,636 books, 4,744 audio materials, 2,796 video materials, and 183 serial subscriptions.

## **Parks and Recreation**

The Bridgeview Park District provides recreational activities for the residents of Bridgeview. The Park District includes over 50 acres of parks, an outdoor swimming pool, an indoor gymnasium with racquetball courts, a workout facility, and an indoor ice arena. Park District facilities are located at Commissioners Park at 81<sup>st</sup> Street and Oketo Avenue, Wierzba Memorial park located at 79<sup>th</sup> Street and Oketo Avenue, Ulrich Park located at 73<sup>rd</sup> Street and Ferdinand Avenue, Fedor Memorial park located at 73<sup>rd</sup> Street and Sholer Avenue, Founders Park located at 83<sup>rd</sup> Street and 78<sup>th</sup> Avenue, and Muehe Park located at 89<sup>th</sup> Street and Harlem Avenue.

## **Hospitals**

EHS Christ Hospital and Medical Center in Oak Lawn, Palos Community Hospital in Palos Heights, and Lagrange Memorial Hospital in LaGrange are all minutes away from the Village.

## **Shopping Centers and Malls**

The Village offers many shopping centers and malls within its community and is located within close proximity to several others within nearby communities as well. They include: Harlem Corners located at 7224-7230 West 87th Street at Harlem Avenue features Shop and Save and the 103<sup>rd</sup> Street and Harlem Avenue Shopping Center in Bridgeview includes a Wal-Mart.

## **US Post Office**

The United States Post Office operates a modern facility located on 100<sup>th</sup> Place, just west of Harlem Avenue.

## **District Court House**

The Cook County Court system operates a modern facility at the Bridgeview Courthouse, District 5, and is located at 10220 South 76<sup>th</sup> Avenue, Bridgeview, Illinois 60455.

## **Fire Station**

The Village has two fire stations. The first station is located at the Village Hall, 7500 S. Oketo Avenue and the second is located at 7350 W. 100<sup>th</sup> Place.

## **Toyota Park**

Toyota Park is owned by the Village of Bridgeview. The facility is a world-class soccer stadium and concert venue located at the corner of 71<sup>st</sup> and Harlem in Bridgeview, Illinois. Toyota Park has 20,000 dedicated seats for sporting events and over 28,000 permanent seats for concerts. The \$100 million state-of-the-art venue also has 42 luxury suites, numerous hospitality areas and a full service Stadium Club.

Toyota Park is the home stadium for the Chicago Fire Soccer Club, members of Major League Soccer. The facility opened June 11, 2006.

## **Chicago Fire Professional Soccer Team**

The Chicago Fire is a professional soccer club that participates in Major League Soccer. The team was founded October 8, 1997 on the 126<sup>th</sup> anniversary of the Great Chicago Fire of 1871. In 1998, their first season in the league, the Fire won the MLS Cup as well as the U.S. Open Cup (the "double"). They have also won the 2000, 2003, and 2006 U.S. Open Cup.

## **Industrial and Manufacturing Base**

Industrial use is concentrated in four sections within Bridgeview. Most heavy industrial use is located west of Harlem Avenue along both sides of the B. & O.C.T rail line.

The first section includes industrial businesses west of the B. & O.C.T rail line, Industries along the north side of 79<sup>th</sup> Street include PepsiCo, Nielson Bainbridge, Logistics Management, Golden Grain, and the CF warehouse facilities. Industries from 71<sup>st</sup> to 79<sup>th</sup> Streets include the Bridgeview Business Center, SBC, Jacob Press, Bridgeview Distribution Center, and Signode.

The second section—east of the B. & O.C.T rail line, contains the Illinois Brick Company, Prairie Group, Tool Steel Service Inc., and Intertek Testing Service. The second area runs from 79<sup>th</sup> Street to 81<sup>st</sup> Street, and it includes Illinois Brick Company, and Prairie Group. The third industrial area is located between 83<sup>rd</sup> Place and 87<sup>th</sup> Street, and it includes Louis Plastics Inc., Trailmex Inc., Schaff Equipment, Modern Carriage Works, R & L Brake and Clutch Inc., P & G Keene, Commercial Food Systems Inc., Coffee Service Inc., C & M Lawn, Oketo Auto Repair, Stan's Auto Repair, Burbank's Complete Auto Repair, US Collision, Marr Recyclers, Bridgeview Custom Kitchen Cabinets, Tops in Tops, Inc., Gerhard Designing and Manufacturing Inc., Beverage Dispensers of Bridgeview and Fisher Printing.

Moore Industrial Park, which is the third section, is off of the west side of Harlem Avenue. It consists of several large industrial developments assembled in a grid pattern. Many of the buildings appear to be vacant and underutilized, and there is a dominance of auto repair and auto supply shops.

The fourth industrial section comprises the area directly south of the Tri State Tollway. Businesses include both large and small industry, including Fox Vending, Midtown Petroleum, Great Central Steel, Kaiser, Smurfit, Mica Furniture, Van Moran Molding, Four Seasons Heating

and Air Conditioning, along with several other smaller industrial firms.

### **Residential**

Residential development is present throughout Bridgeview, and in many areas it is adjacent to commercial and industrial uses. There is no residential development in the most southern section of Bridgeview, south of the Tri-State Tollway. There is a variety of housing stock, and in general, the residential environment appears attractive and in good condition. Evidence of a strong residential market, can be noted in the construction of several new houses. Significant new construction has occurred in the southern half of Bridgeview (west of Harlem Avenue and south of 91<sup>st</sup> Street) and at Bridgeview Place (103<sup>rd</sup> Street and 76<sup>th</sup> Avenue).

Single-family houses are concentrated in large sections in various sites throughout Bridgeview including Bridgeview Corners, located on Harlem Avenue from 92<sup>nd</sup> Street to Beloit; Bridgeview Courtyard T.H., located on Harlem Avenue and 72<sup>nd</sup> Street; Bridgeview Gardens, beginning at Roberts Road south to Garden Lane east; Bridgeview Manor, located from Harlem Street south to 76<sup>th</sup> Street; Cedar Row, which is east of Harlem Avenue between 79<sup>th</sup> and 87<sup>th</sup> Streets, Falcon Ridge, beginning at Harlem Avenue south to 92<sup>nd</sup> Street east; Georgetown, located at Harlem Avenue to 84<sup>th</sup> Street west; Kaitlyn Terrace, beginning at Roberts Road south to the northwest corner of 80<sup>th</sup> Street; and Southfield, which is east of Harlem Avenue between 87<sup>th</sup> Street and Route 20. Bridgeview also has several multi-family residential developments. The multi-family residential units are located on Harlem Avenue at 78<sup>th</sup> Street, along Ferdinand Avenue, and at 79<sup>th</sup> Street.

A new residential development planned, Bridgeview Place at the northeast corner of 76<sup>th</sup> Avenue and 103<sup>rd</sup> Street, will consist of 300 attached ranch-style and multi-story townhomes. The ranch villas range in size from 1,244 to 1,429 square feet and include one to two bedrooms, one to two baths and oversized one-car garages. The townhomes measure 1,646 and 1,763 square feet and have two to three bedrooms, 1 to 1 ½ baths, finished lower levels and attached two-car garages. This development is currently under construction.

### **Commercial**

Commercial development within Bridgeview consists of a variety of retail, office, service, restaurants, taverns, and numerous auto-oriented uses, including gas stations, auto parts stores, repair shops, auto dealers, and car washes. The largest commercial concentrations are clustered along Harlem Avenue between 79<sup>th</sup> Street and 87<sup>th</sup> Street, and 91<sup>st</sup> Street and 103<sup>rd</sup> Street. North of 75<sup>th</sup> Street, many of the commercial properties along Harlem Avenue are small, underutilized, and in poor condition.

Exhibit B - 79th Street & Harlem Avenue Tax Increment Financing Map



 Project Area - 79th St. & Harlem Ave. TIF

Block Numbers: 19-30-300 & 310

**Exhibit C – Existing Businesses within RFQ Area**

7649 S. Harlem Ave. Taco Bell  
7701 S. Harlem Ave. McDonald's  
7731 S. Harlem Ave. Amvets Post 192  
7737 S. Harlem Ave. Bargain Crafts  
7783 S. Harlem Ave. Water Works Car Wash  
7765 S. Harlem Ave. Schoolbelle's School Uniforms  
7769 S. Harlem Ave. Odd Lots Pet Shop  
7771 S. Harlem Ave. Fantastic Sam's  
7777 S. Harlem Ave. Regional MRI  
7779 S. Harlem Ave. Que Ball  
7781 S. Harlem Ave. See Thru Kitchen